



Area Plan Commission of Tippecanoe County, Indiana

May 19, 2022
Ref. No.: 2022-100

Tippecanoe County Commissioners
20 North 3rd Street
Lafayette, Indiana 47901

CERTIFICATION

RE: **Z-2847 TIPPECANOE ACQUISITIONS, LLC (West Heights Condominiums)
(R1 to PDRS):**

Petitioner is requesting rezoning of approximately 16.61 acres for a multi-building, residential condominium development containing a maximum of 158 units. The property is located at the southeast corner of the intersection of Klondike Road and Cumberland Avenue in Wabash 11 (NW) 23-5. CONTINUED FROM THE APRIL APC MEETING BECAUSE THE JOURNAL & COURIER DID NOT PUBLISH THE LEGAL AD. FINAL CONTINUANCE.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 18, 2022 the Area Plan Commission of Tippecanoe County voted 14 yes – 0 no on the motion to rezone the subject real estate from R1 to PDRS. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Tippecanoe County Board of Commissioners that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Tippecanoe County Commissioners at its June 6, 2022 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

David Hittle
Executive Director

DH/jae

Enclosures: Staff Report & Ordinances

cc: David Hood, Tippecanoe Acquisitions LLC
Anne M. Custer, Riverside Covenant Church, Inc.

ORDINANCE NO. _____
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE
COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE
FROM R1 TO PDRS

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF TIPPECANOE, INDIANA:

Section 1: The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code, is hereby amended to rezone the following described real estate situated in Wabash Township, Tippecanoe County, Indiana

See Exhibit A

Section 2: The above-described real estate should be and the same is hereby rezoned from R1 to PDRS.

Section 3: This ordinance shall be in full force and effect from and after its adoption.

(Adopted and passed) (Denied) by the Board of Commissioners of Tippecanoe County, Indiana, this _____ day of _____, 2022.

VOTE:

_____ David Byers, President

_____ Tracy Brown, Vice President

_____ Thomas Murtaugh, Member

ATTEST:

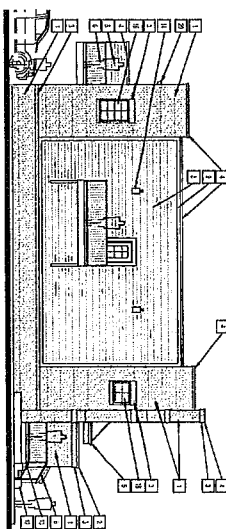
_____ Robert Plantenga, Auditor

A part of the North Half of the Northwest Quarter of the Southwest Quarter of Section 11, Township 23 North, Range 5 West, Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the Right-of-Way Parcel Plat recorded June 7, 2011, as Document No. 201111009481, marked EXHIBIT "B", described as follows:

Beginning at a point on the north line of said half quarter-quarter section North 88 degrees 43 minutes 12 seconds East 12.00 feet from the northwest corner of said half quarter-quarter section, said corner being designated as Point "114" on said plat, said point of beginning also being the intersection of said north line and the east boundary of Klondike Road; thence continuing North 88 degrees 43 minutes 12 seconds East 28.00 feet along said north line and the east boundary of said Klondike Road; thence continuing North 88 degrees 43 minutes 12 seconds East 1268.05 feet along said north line to the east line of said grantor's land; thence South 0 degrees 21 minutes 52 seconds East 70.67 feet along said east line; thence southwesterly 102.48 feet along an arc to the right having a radius of 1570.00 feet and subtended by a long chord having a bearing of South 86 degrees 51 minutes 00 seconds West and a length of 102.46 feet to Point "514" designated on said plat; thence South 88 degrees 43 minutes 12 seconds West 53.27 feet to point "513" designated on said plat; thence North 88 degrees 25 minutes 03 seconds West 100.12 feet to point "512" designated on said plat; thence South 88 degrees 43 minutes 12 seconds West 1039.83 feet to the east boundary of said Klondike Road designated as point "511" on said plat; thence North 0 degrees 47 minutes 33 seconds West 69.00 feet along said east boundary to the point of beginning and containing 2.074 acres, more or less.


PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Klondike Rd & Cumberland Ave
West Lafayette, Indiana 47906

[illegible]

TYPICAL END WALL - VERIFY LOCATION

ELEVATION KEY	
1	STOVE ROSS
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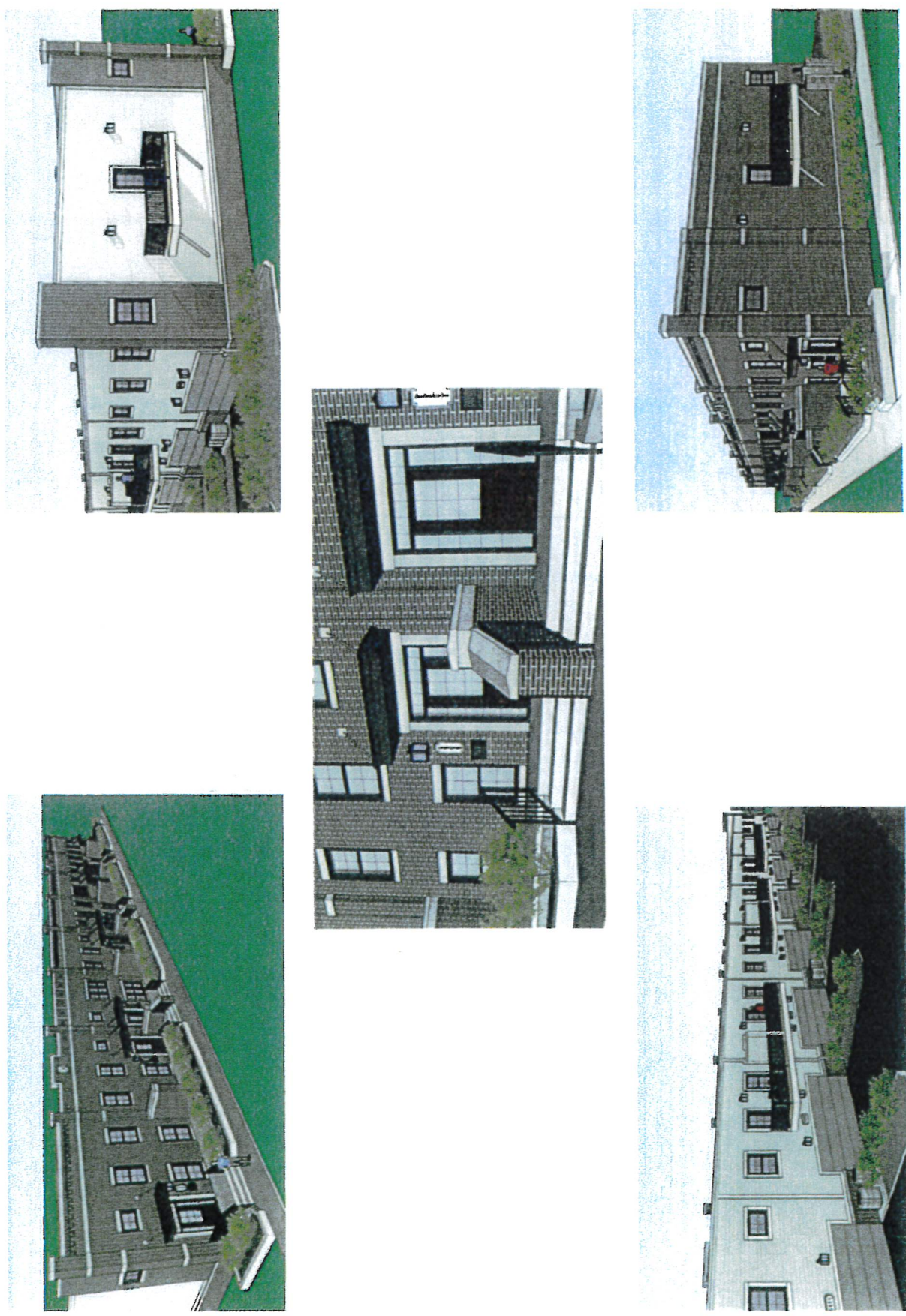
ARKOR
ARCHITECTURAL RENDERING

PROJECT: WEST HEIGHTS PLANNED DEVELOPMENT
PROPOSED TWO STORY CONDOMINIUMS
Kiondike Rd & Cumberland Ave
West Lafayette, Indiana 47906

DATE: 08/14/2023
DRAWN BY: JAB
CHECKED BY: AAS
PROJECT: C-21027

SHEET NAME: ARCHITECTURAL RENDERING
SHEET NUMBER: A402

NOT FOR CONSTRUCTION



Z-2847

**TIPPECANOE ACQUISITIONS, LLC - WEST HEIGHTS CONDOMINIUMS
PLANNED DEVELOPMENT
R1 to PDRS**

Staff Report
April 14, 2022

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Chris Shelmon, is requesting rezoning of approximately 16.61 acres for a multi-building, residential condominium development containing a maximum of 158 units. The property is located at the southeast corner of the intersection of Klondike Road and Cumberland Avenue in unincorporated Tippecanoe County, Wabash 11 (NW) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

The property in this case is presently zoned R1. Rezoning activity in the area has been limited over the last several years and has largely been within the City of West Lafayette (whose boundary is just east of the subject property). A mix of residential, commercial, and industrial zoning surround the subject property.

AREA LAND USE PATTERNS:

The rezone site area is currently undeveloped and used agriculturally. The surrounding land uses include single-family homes and a self-storage business that are immediately adjacent. Multi-family, light-industrial, and business uses are found directly across Cumberland Avenue and Klondike Road from the subject property.

PARKING AND TRANSPORTATION:

Required rights-of-way are already in place for both street frontages since the recent reconstruction of the Cumberland/Klondike intersection into a roundabout. The planned development proposes making use of an existing driveway entrance from Klondike Road and proposes two-options for a driveway from Cumberland Avenue. The results of an in-progress traffic study will determine which of the two options will be preferred by County Highway for Cumberland Avenue; the planned development has site plan options to fit either driveway option.

Each residential unit will have a rear-loaded, two-car garage with driveway and common areas will have visitor parking both on and off the private street network internal to the development. To increase pedestrian/bicyclist connectivity, multiple connections points from the proposed development's internal sidewalks/trails to the trails along Cumberland/Klondike are planned.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site. An evergreen tree buffer is planned along the southern and eastern boundaries where the project primarily abuts the Wake Robin subdivision.

STAFF COMMENTS:

Supporting a diverse spectrum of home ownership opportunities for our community has been a hallmark of our housing policy. Renewed interest in condominium ownership, most recently with the 4th Street Brownstones Condominiums Planned Development near downtown Lafayette (approved late last year), is continuing in a more suburban fashion with the West Heights Condominiums Planned Development. This proposed 158-unit complex of two-story, townhouse-style condominiums is situated at a land-use transition point. From the southeast to the northwest, land uses range from a single-family detached residential subdivision (Wake Robin) to light-industrial, business, and multi-family apartment uses.

Given this unique span of uses, staff early on supported the petitioner's concept of a single-family "attached" residential condominium community to serve as a residential "transition" from the lower-density residential environment of Wake Robin to the more intense mix of commercial and industrial environments to the northwest. With architectural and landscape enhancements planned along the public road frontages, and a large, centralized open space amenity with trails, ponds, and seating areas, the West Heights Condominiums Planned Development is a welcome inclusion into western Tippecanoe County's home ownership stock.

STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. A final plat per UZO Appendix B-3-2 as applicable;
3. Planned Development construction plans per UZO Appendix B-2;
4. Appropriate surety submitted with Final Detailed Plans;
5. Final landscape plan and plant schedule, in general conformity with the approved Preliminary Plans, shall be approved by APC with the submission of the Final Detailed Plans;
6. An application for addressing of the units shall be made to APC prior to the submission of the Final Detailed Plans as required;
7. The covenants must be in a recordable format including a "prepared by" statement, notarized signatures and a redaction statement;
8. Proof that the Articles of Incorporation for "The West Heights Condominiums Owners Association, Inc." are filed and approved by the Indiana Secretary of State.